HOUSING MARKET INFORMATION

HOUSING NOW

Winnipeg CMA

Canada Mortgage and Housing Corporation

Date Released: June 2009

New Home Market

Housing starts in Winnipeg decrease in May

Total housing starts in the Winnipeg Census Metropolitan Area (CMA) declined from 422 units in May 2008 to 136 units in May 2009. That brings total starts over the first five months of 2009 to 649 units, a decline of 47 per cent from the same period in 2008 when construction began on 1,233 dwellings.

There were 136 single-detached starts in May 2009, down 31 per cent from the 198 units started in May 2008. While builders are still working through many of the orders signed in late 2008, new home sales thus far in 2009 have moderated. Discussion with builders suggests they have been closely managing their order books to spread work over the coming quarters and avoid a

Figure 1

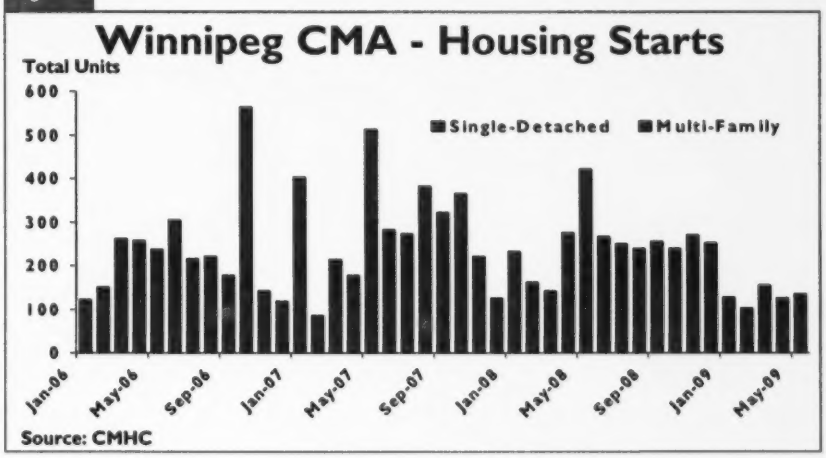

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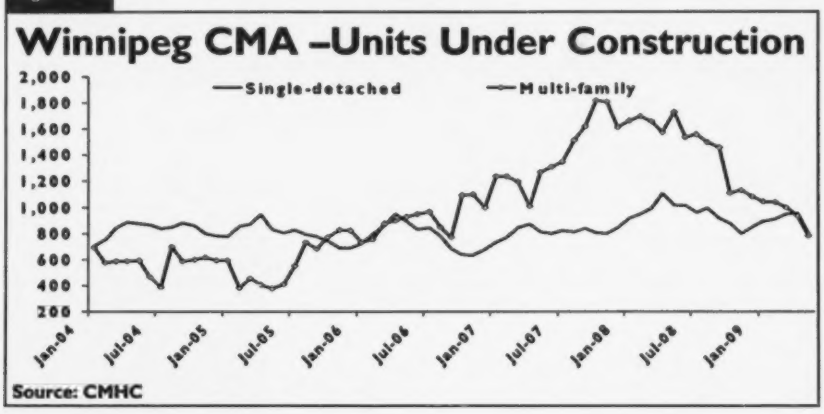
Figure 2



further slowing of starts should sales remain weak. While builders maintain that sales have begun to improve recently, it has yet to be reflected in starts activity.

The Winnipeg CMA recorded no starts in the volatile multi-family sector in May. The last time there were zero multi-family starts in May was in 1995. On a year-to-date basis, multi-family starts have fallen by 78 per cent from the first five months of 2008. A heightened supply of units under construction and persistently elevated inventory levels have resulted in builders reducing multi-family starts in recent months. As a result, under construction counts were well off the highs set in 2008, although they remain elevated by historical standards.

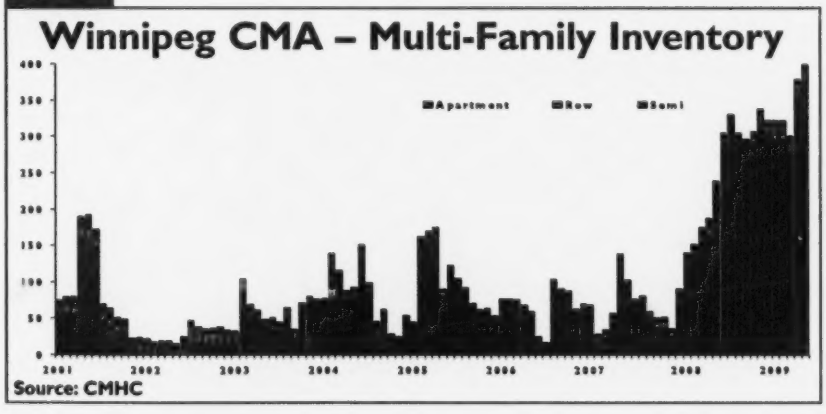
It is important to note that while inventory concerns will remain for several quarters, absorption rates remain elevated. Over the first five months of the year, there have been 30 per cent more multi-family units absorbed than there were over the same period in 2008. To date, there have been 296 multi-family absorptions, compared with 227 in 2008. While many of these absorptions likely represent presold units, it suggests that units reaching completion in the coming months will not make their way into inventory counts to a greater degree than in 2008.

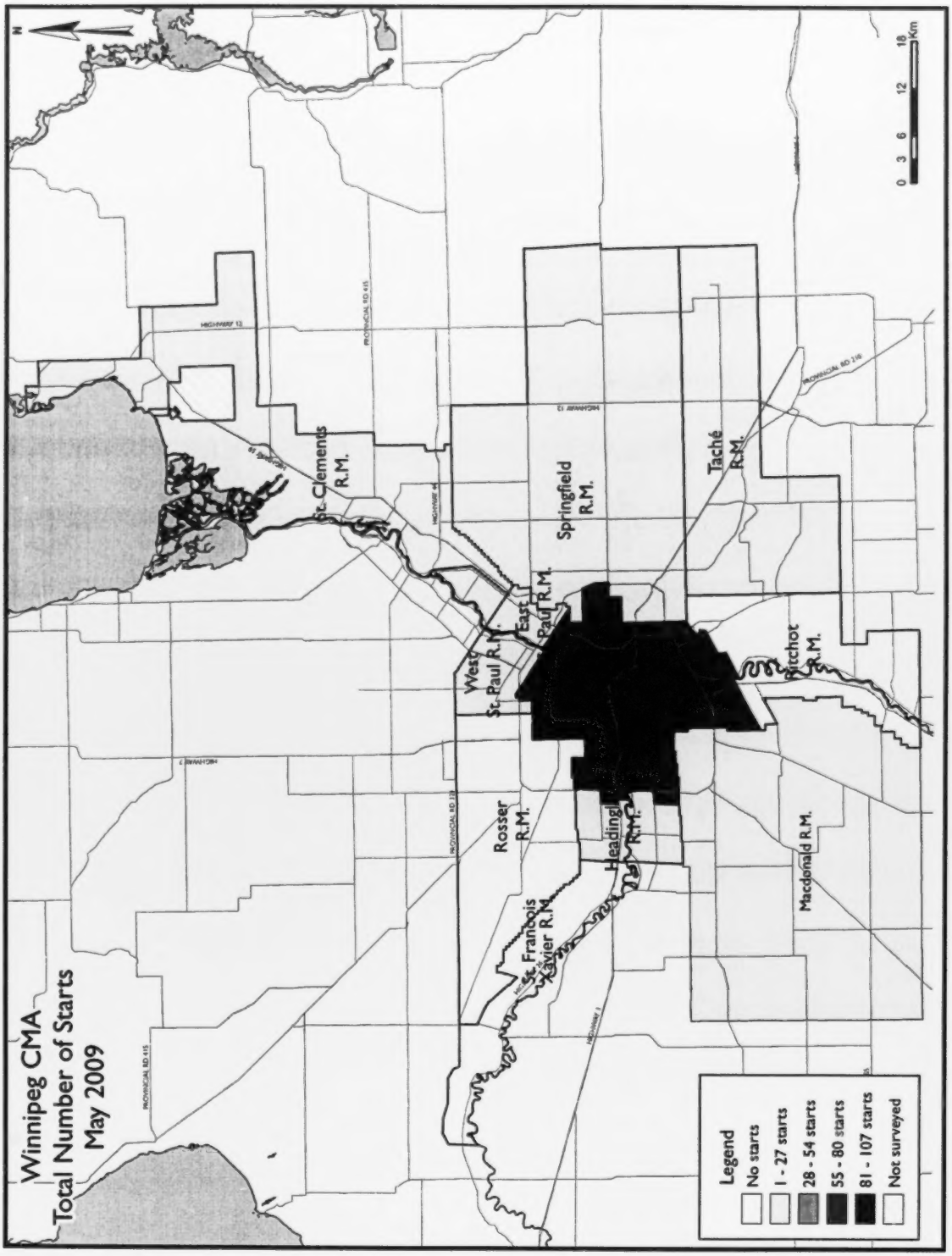
May also marked the one-year anniversary since total supply reached its high point of the cycle. In 2008, there were 3,187 units of all types either under construction or complete and unoccupied at the end of May. Exiting May of 2009, that number was 2,269, a decline of 29 per cent. While the decline is notable, it compares to a 10-year average level of 1,666 dwellings in total supply.

Starts activity in the Rural Municipalities (RMs) surrounding Winnipeg, which had captured an increasing share of total starts in the CMA in 2008, experienced another month of modest starts activity. The 29 single-detached homes started in the RMs brought their year-to-date share of CMA activity to 18 per cent of all starts. This compares to a more than 30 per cent share in the second half of 2008.

The labour market in Winnipeg also remains largely resistant to many of the pressures faced elsewhere in the country. Statistics Canada's monthly labour force survey revealed that the unemployment rate fell in May to 4.8 per cent on a seasonally adjusted basis from 4.9 per cent in April. The decline was due to some modest increases in construction employment and contraction of the labour force. Continued work on the several capital projects occurring around the city will help keep the unemployment rate low relative to other major centres.

Figure 3




Winnipeg CMA
Total Number of Starts
May 2009
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 27 starts
28 - 54 starts
55 - 80 starts
81 - 107 starts
Not surveyed
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2009	133	0	0	3	0	0	0	0	136
May 2008	197	4	0	1	6	109	0	105	422
% Change	-32.5	-100.0	n/a	200.0	-100.0	-100.0	n/a	-100.0	-67.8
Year-to-date 2009	535	6	0	5	33	18	4	48	649
Year-to-date 2008	735	10	0	7	16	274	0	167	1,233
% Change	-27.2	-40.0	n/a	-28.6	106.3	-93.4	n/a	-71.3	-47.4
UNDER CONSTRUCTION									
May 2009	789	8	0	7	49	556	0	142	1,575
May 2008	1,006	14	0	10	41	887	0	765	2,747
% Change	-21.6	-42.9	n/a	-30.0	19.5	-37.3	n/a	-81.4	-42.7
COMPLETIONS									
May 2009	291	4	0	1	33	53	4	63	449
May 2008	278	0	0	9	0	0	0	68	355
% Change	4.7	n/a	n/a	-88.9	n/a	n/a	n/a	-7.4	26.5
Year-to-date 2009	586	12	0	6	71	154	4	167	1,000
Year-to-date 2008	554	4	0	17	18	15	0	339	947
% Change	5.8	200.0	n/a	-64.7	**	**	n/a	-50.7	5.6
COMPLETED & NOT ABSORBED									
May 2009	287	7	0	8	40	148	4	229	723
May 2008	194	2	0	7	3	70	4	160	440
% Change	47.9	**	n/a	14.3	**	111.4	0.0	43.1	64.3
ABSORBED									
May 2009	230	2	0	1	9	45	0	50	337
May 2008	227	5	0	2	7	2	0	3	246
% Change	1.3	-60.0	n/a	-50.0	28.6	**	n/a	**	37.0
Year-to-date 2009	569	5	0	8	43	136	0	112	873
Year-to-date 2008	556	5	0	13	23	20	0	184	801
% Change	2.3	0.0	n/a	-38.5	87.0	**	n/a	-39.1	9.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
May 2009	107	0	0	0	0	0	0	0	107
May 2008	157	2	0	0	6	109	0	105	379
East St. Paul R.M.									
May 2009	1	0	0	0	0	0	0	0	1
May 2008	9	0	0	0	0	0	0	0	9
Headingley R.M.									
May 2009	2	0	0	1	0	0	0	0	3
May 2008	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
May 2009	6	0	0	0	0	0	0	0	6
May 2008	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
May 2009	6	2	0	0	0	0	0	0	8
May 2008	0	0	0	0	0	0	0	0	0
Rosser R.M.									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2009	5	0	0	0	0	0	0	0	5
May 2008	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2009	3	0	0	2	0	0	0	0	5
May 2008	8	0	0	1	0	0	0	0	9
Tache R.M.									
May 2009	7	0	0	0	0	0	0	0	7
May 2008	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
May 2009	133	0	0	3	0	0	0	0	136
May 2008	197	4	0	1	6	109	0	105	422

Table 1.1: Housing Activity Summary by Submarket May 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
May 2009	599	6	0	0	49	556	0	142	1,376
May 2008	721	12	0	0	41	857	0	765	2,420
East St. Paul R.M.									
May 2009	13	0	0	0	0	0	0	0	13
May 2008	36	0	0	4	0	0	0	0	40
Headingley R.M.									
May 2009	21	0	0	2	0	0	0	0	23
May 2008	27	0	0	5	0	0	0	0	32
MacDonald R.M.									
May 2009	11	0	0	0	0	0	0	0	11
May 2008	20	0	0	0	0	0	0	0	20
Ritchot R.M.									
May 2009	10	0	0	0	0	0	0	0	10
May 2008	21	2	0	0	0	0	0	0	23
Rosser R.M.									
May 2009	1	0	0	0	0	0	0	0	1
May 2008	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
May 2009	36	0	0	0	0	0	0	0	36
May 2008	39	0	0	0	0	30	0	0	69
St. Francois Xavier R.M.									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	6	0	0	0	0	0	0	0	6
Springfield R.M.									
May 2009	46	0	0	5	0	0	0	0	51
May 2008	59	0	0	1	0	0	0	0	60
Tache R.M.									
May 2009	33	2	0	0	0	0	0	0	35
May 2008	33	0	0	0	0	0	0	0	33
West St. Paul R.M.									
May 2009	16	0	0	0	0	0	0	0	16
May 2008	42	0	0	0	0	0	0	0	42
Winnipeg CMA									
May 2009	789	8	0	7	49	556	0	142	1,575
May 2008	1,006	14	0	10	41	887	0	765	2,747

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
May 2009	222	4	0	0	33	53	0	63	375
May 2008	226	0	0	0	0	0	0	68	294
East St. Paul R.M.									
May 2009	9	0	0	0	0	0	0	0	9
May 2008	2	0	0	5	0	0	0	0	7
Headingley R.M.									
May 2009	5	0	0	0	0	0	0	0	5
May 2008	1	0	0	4	0	0	0	0	5
Macdonald R.M.									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	5	0	0	0	0	0	0	0	5
Rosser R.M.									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2009	1	0	0	0	0	0	0	0	1
May 2008	8	0	0	0	0	0	0	0	8
St. Francois Xavier R.M.									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2009	24	0	0	1	0	0	0	0	25
May 2008	15	0	0	0	0	0	0	0	15
Tache R.M.									
May 2009	18	0	0	0	0	0	4	0	22
May 2008	6	0	0	0	0	0	0	0	6
West St. Paul R.M.									
May 2009	5	0	0	0	0	0	0	0	5
May 2008	8	0	0	0	0	0	0	0	8
Winnipeg CMA									
May 2009	291	4	0	1	33	53	4	63	449
May 2008	278	0	0	9	0	0	0	68	355

Table 1.1: Housing Activity Summary by Submarket May 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
May 2009	228	6	0	0	39	142	0	229	644
May 2008	161	2	0	0	2	70	0	160	395
East St. Paul R.M.									
May 2009	11	0	0	5	0	0	0	0	16
May 2008	2	0	0	5	0	0	0	0	7
Headingley R.M.									
May 2009	9	0	0	1	0	0	0	0	10
May 2008	4	0	0	2	0	0	0	0	6
MacDonald R.M.									
May 2009	7	0	0	0	0	0	0	0	7
May 2008	6	0	0	0	0	0	4	0	10
Ritchot R.M.									
May 2009	7	1	0	0	0	0	0	0	8
May 2008	3	0	0	0	0	0	0	0	3
Rosser R.M.									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2009	0	0	0	0	0	6	0	0	6
May 2008	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2009	14	0	0	2	0	0	0	0	16
May 2008	4	0	0	0	0	0	0	0	4
Tache R.M.									
May 2009	5	0	0	0	1	0	4	0	10
May 2008	5	0	0	0	1	0	0	0	6
West St. Paul R.M.									
May 2009	6	0	0	0	0	0	0	0	6
May 2008	8	0	0	0	0	0	0	0	8
Winnipeg CMA									
May 2009	287	7	0	8	40	148	4	229	723
May 2008	194	2	0	7	3	70	4	160	440

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
May 2009	167	2	0	0	9	45	0	50	273
May 2008	183	3	0	0	7	0	0	3	196
East St. Paul R.M.									
May 2009	8	0	0	1	0	0	0	0	9
May 2008	3	0	0	0	0	0	0	0	3
Headingley R.M.									
May 2009	1	0	0	0	0	0	0	0	1
May 2008	1	0	0	2	0	0	0	0	3
MacDonald R.M.									
May 2009	7	0	0	0	0	0	0	0	7
May 2008	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
May 2009	4	0	0	0	0	0	0	0	4
May 2008	2	0	0	0	0	0	0	0	2
Rosser R.M.									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2009	4	0	0	0	0	0	0	0	4
May 2008	8	0	0	0	0	2	0	0	10
St. Francois Xavier R.M.									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2009	18	0	0	0	0	0	0	0	18
May 2008	14	2	0	0	0	0	0	0	16
Tache R.M.									
May 2009	16	0	0	0	0	0	0	0	16
May 2008	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	7	0	0	0	0	0	0	0	7
Winnipeg CMA									
May 2009	230	2	0	1	9	45	0	50	337
May 2008	227	5	0	2	7	2	0	3	246

Table 2: Starts by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Winnipeg City	107	157	0	2	0	6	0	214	107	379	-71.8
East St. Paul R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Headingley R.M.	3	1	0	0	0	0	0	0	3	1	200.0
MacDonald R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Ritchot R.M.	0	6	0	2	0	0	0	0	0	8	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	2	0	0	0	0	0	0	5	2	150.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	9	0	0	0	0	0	0	5	9	-44.4
Tache R.M.	7	7	0	0	0	0	0	0	7	7	0.0
West St. Paul R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
Winnipeg CMA	136	198	0	4	0	6	0	214	136	422	-67.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	442	571	6	8	33	16	66	465	547	1,060	-48.4
East St. Paul R.M.	7	28	0	0	0	0	0	0	7	28	-75.0
Headingley R.M.	12	20	0	0	0	0	0	0	12	20	-40.0
MacDonald R.M.	11	23	0	0	0	0	0	0	11	23	-52.2
Ritchot R.M.	3	9	0	2	0	0	0	0	3	11	-72.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	12	14	0	0	0	0	0	0	12	14	-14.3
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	22	42	0	0	0	0	0	0	22	42	-47.6
Tache R.M.	25	19	0	0	4	0	0	0	29	19	52.6
West St. Paul R.M.	5	16	0	0	0	0	0	0	5	16	-68.8
Winnipeg CMA	540	742	6	10	37	16	66	465	649	1,233	-47.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Winnipeg City	0	6	0	0	0	109	0	105
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	6	0	0	0	109	0	105

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	33	16	0	0	18	274	48	167
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	33	16	4	0	18	274	48	167

Table 2.4: Starts by Submarket and by Intended Market
May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Winnipeg City	107	159	0	115	0	105	107	379
East St. Paul R.M.	1	9	0	0	0	0	1	9
Headingley R.M.	2	1	1	0	0	0	3	1
MacDonald R.M.	6	4	0	0	0	0	6	4
Ritchot R.M.	0	8	0	0	0	0	0	8
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	2	0	0	0	0	5	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	8	2	1	0	0	5	9
Tache R.M.	7	7	0	0	0	0	7	7
West St. Paul R.M.	2	3	0	0	0	0	2	3
Winnipeg CMA	133	201	3	116	0	105	136	422

Table 2.5: Starts by Submarket and by Intended Market
January - May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	448	579	51	290	48	167	547	1,060
East St. Paul R.M.	7	24	0	4	0	0	7	28
Headingley R.M.	11	18	1	2	0	0	12	20
MacDonald R.M.	11	23	0	0	0	0	11	23
Ritchot R.M.	3	11	0	0	0	0	3	11
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	12	14	0	0	0	0	12	14
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	18	41	4	1	0	0	22	42
Tache R.M.	25	19	0	0	4	0	29	19
West St. Paul R.M.	5	16	0	0	0	0	5	16
Winnipeg CMA	541	745	56	297	52	167	649	1,233

Table 3: Completions by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Winnipeg City	222	226	6	0	31	0	116	68	375	294	27.6
East St. Paul R.M.	9	7	0	0	0	0	0	0	9	7	28.6
Headingley R.M.	5	5	0	0	0	0	0	0	5	5	0.0
MacDonald R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
Ritchot R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	25	15	0	0	0	0	0	0	25	15	66.7
Tache R.M.	18	6	0	0	4	0	0	0	22	6	**
West St. Paul R.M.	5	8	0	0	0	0	0	0	5	8	-37.5
Winnipeg CMA	292	287	6	0	35	0	116	68	449	355	26.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	424	413	16	2	67	18	291	354	798	787	1.4
East St. Paul R.M.	12	15	0	0	0	0	0	0	12	15	-20.0
Headingley R.M.	17	19	0	0	0	0	0	0	17	19	-10.5
MacDonald R.M.	14	26	0	0	0	0	0	0	14	26	-46.2
Ritchot R.M.	15	8	0	0	0	0	0	0	15	8	87.5
Rosser R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Clements R.M.	21	22	0	0	0	0	30	0	51	22	131.8
St. Francois Xavier R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Springfield R.M.	37	33	0	2	0	0	0	0	37	35	5.7
Tache R.M.	36	22	0	0	4	0	0	0	40	22	81.8
West St. Paul R.M.	12	12	0	0	0	0	0	0	12	12	0.0
Winnipeg CMA	592	571	16	4	71	18	321	354	1,000	947	5.6

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Winnipeg City	31	0	0	0	53	0	63	68
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	31	0	4	0	53	0	63	68

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	67	18	0	0	124	15	167	339
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	67	18	4	0	154	15	167	339

Table 3.4: Completions by Submarket and by Intended Market
May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Winnipeg City	226	226	86	0	63	68	375	294
East St. Paul R.M.	9	2	0	5	0	0	9	7
Headingley R.M.	5	1	0	4	0	0	5	5
MacDonald R.M.	2	7	0	0	0	0	2	7
Ritchot R.M.	3	5	0	0	0	0	3	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	1	8	0	0	0	0	1	8
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	24	15	1	0	0	0	25	15
Tache R.M.	18	6	0	0	4	0	22	6
West St. Paul R.M.	5	8	0	0	0	0	5	8
Winnipeg CMA	295	278	87	5	67	68	449	355

Table 3.5: Completions by Submarket and by Intended Market
January - May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	435	409	196	39	167	339	798	787
East St. Paul R.M.	12	9	0	6	0	0	12	15
Headingley R.M.	13	14	4	5	0	0	17	19
MacDonald R.M.	14	26	0	0	0	0	14	26
Ritchot R.M.	15	8	0	0	0	0	15	8
Rosser R.M.	1	1	0	0	0	0	1	1
St. Clements R.M.	21	22	30	0	0	0	51	22
St. Francois Xavier R.M.	3	0	0	0	0	0	3	0
Springfield R.M.	36	35	1	0	0	0	37	35
Tache R.M.	36	22	0	0	4	0	40	22
West St. Paul R.M.	12	12	0	0	0	0	12	12
Winnipeg CMA	598	558	231	50	171	339	1,000	947

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $224,999		$225,000 - $274,999		$275,000 - $324,999		$325,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
May 2009	8	4.8	34	20.4	60	35.9	24	14.4	41	24.6	167	310,900	338,557
May 2008	22	12.0	48	26.2	63	34.4	25	13.7	25	13.7	183	289,900	308,526
Year-to-date 2009	25	6.3	72	18.0	123	30.8	67	16.8	112	28.1	399	315,000	346,317
Year-to-date 2008	47	11.5	101	24.6	125	30.5	70	17.1	67	16.3	410	297,000	317,483
East St. Paul R.M.													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	1	4.8	2	9.5	18	85.7	21	531,875	598,133
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	6.3	15	93.8	16	552,870	540,143
Headingley R.M.													
May 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2008	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	9	60.0	6	40.0	15	349,900	515,787
Year-to-date 2008	0	0.0	3	15.0	2	10.0	4	20.0	11	55.0	20	379,000	424,255
MacDonald R.M.													
May 2009	0	0.0	1	14.3	1	14.3	4	57.1	1	14.3	7	--	--
May 2008	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	--	--
Year-to-date 2009	1	5.6	3	16.7	4	22.2	7	38.9	3	16.7	18	359,950	370,779
Year-to-date 2008	1	4.8	8	38.1	4	19.0	5	23.8	3	14.3	21	300,600	321,950
Ritchot R.M.													
May 2009	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	--	--
May 2008	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	1	7.1	4	28.6	4	28.6	1	7.1	4	28.6	14	299,450	318,688
Year-to-date 2008	0	0.0	0	0.0	4	57.1	0	0.0	3	42.9	7	--	--
Rosser R.M.													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
St. Clements R.M.													
May 2009	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
May 2008	0	0.0	0	0.0	4	50.0	1	12.5	3	37.5	8	--	--
Year-to-date 2009	3	12.0	2	8.0	7	28.0	4	16.0	9	36.0	25	350,000	347,500
Year-to-date 2008	7	29.2	2	8.3	7	29.2	1	4.2	7	29.2	24	292,500	295,237
St. Francois Xavier R.M.													
May 2009	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $224,999		$225,000 - $274,999		$275,000 - $324,999		$325,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
May 2009	1	5.6	0	0.0	3	16.7	8	44.4	6	33.3	18	351,670	369,382
May 2008	1	7.1	5	35.7	4	28.6	1	7.1	3	21.4	14	287,130	322,355
Year-to-date 2009	2	6.5	2	6.5	7	22.6	8	25.8	12	38.7	31	349,800	366,342
Year-to-date 2008	2	5.7	9	25.7	9	25.7	8	22.9	7	20.0	35	301,500	329,490
Tache R.M.													
May 2009	0	0.0	3	18.8	4	25.0	5	31.3	4	25.0	16	340,628	342,871
May 2008	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	2	5.6	7	19.4	11	30.6	8	22.2	8	22.2	36	300,750	330,334
Year-to-date 2008	2	10.5	8	42.1	6	31.6	3	15.8	0	0.0	19	272,437	282,364
West St. Paul R.M.													
May 2009	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
May 2008	0	0.0	1	14.3	0	0.0	2	28.6	4	57.1	7	--	--
Year-to-date 2009	1	7.1	1	7.1	2	14.3	5	35.7	5	35.7	14	327,000	363,650
Year-to-date 2008	2	13.3	2	13.3	0	0.0	3	20.0	8	53.3	15	394,000	422,034
Winnipeg CMA													
May 2009	10	4.3	39	16.9	72	31.2	44	19.0	66	28.6	231	319,900	355,322
May 2008	23	10.0	59	25.8	76	33.2	31	13.5	40	17.5	229	292,582	318,354

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2009						
Submarket	May 2009	May 2008	% Change	YTD 2009	YTD 2008	% Change
Winnipeg City	338,557	308,526	9.7	346,317	317,483	9.1
East St. Paul R.M.	--	--	n/a	598,133	540,143	10.7
Headingley R.M.	--	--	n/a	515,787	424,255	21.6
MacDonald R.M.	--	--	n/a	370,779	321,950	15.2
Ritchot R.M.	--	--	n/a	318,688	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	347,500	295,237	17.7
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	369,382	322,355	14.6	366,342	329,490	11.2
Tache R.M.	342,871	--	n/a	330,334	282,364	17.0
West St. Paul R.M.	--	--	n/a	363,650	422,034	-13.8
Winnipeg CMA	355,322	318,354	11.6	360,152	329,451	9.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
May 2009

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2008	January	520	0.6	987	797	1,209	81.6	174,902	15.6	186,511
	February	714	-2.9	954	899	1,204	79.2	183,665	11.5	193,488
	March	918	-15.0	987	1,300	1,245	79.3	203,504	28.1	201,690
	April	1,247	7.9	1,048	1,624	1,299	80.7	209,832	19.9	201,227
	May	1,474	-5.7	1,033	1,907	1,325	78.0	210,901	14.2	202,701
	June	1,484	1.0	1,033	1,961	1,343	76.9	206,326	11.3	197,569
	July	1,344	12.8	1,081	1,672	1,409	76.7	195,965	12.0	198,193
	August	1,100	-6.6	1,011	1,446	1,323	76.4	190,978	12.6	201,294
	September	1,028	2.7	977	1,627	1,374	71.1	191,179	11.2	197,420
	October	933	-17.5	945	1,459	1,446	65.4	190,374	6.5	194,964
	November	620	-24.5	875	892	1,460	59.9	182,286	1.8	202,796
	December	472	-0.8	923	466	1,413	65.3	182,813	6.0	184,287
2009	January	501	-3.7	984	956	1,483	66.4	183,873	5.1	202,399
	February	621	-13.0	907	1,048	1,454	62.4	194,588	5.9	202,662
	March	869	-5.3	915	1,393	1,359	67.3	211,409	3.9	204,490
	April	1,087	-12.8	923	1,567	1,266	72.9	212,541	1.3	203,299
	May	1,301	-11.7	925	1,851	1,331	69.5	208,806	-1.0	202,299
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,152	-7.7		2,996			190,010	19.5	
	Q1 2009	1,991	-7.5		3,397			199,233	4.9	
	YTD 2008	4,873	-3.5		6,527			201,402	18.0	
	YTD 2009	4,379	-10.1		6,815			205,380	2.0	

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Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2009

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	172.5	110.7	395	4.4	71.3	701
	February	718	7.25	7.29	172.6	111.1	395	4.3	71.1	708
	March	712	7.15	7.19	174.3	111.7	396	4.1	71.1	714
	April	700	6.95	6.99	174.5	112.6	398	4.2	71.4	715
	May	679	6.15	6.65	177.7	113.4	398	4.2	71.4	714
	June	710	6.95	7.15	179.6	114.2	399	4.2	71.3	715
	July	710	6.95	7.15	179.9	114.8	396	4.3	70.9	718
	August	691	6.65	6.85	180.2	114.9	396	4.3	70.7	722
	September	691	6.65	6.85	180.8	115.0	394	4.5	70.5	721
	October	713	6.35	7.20	181.4	114.2	393	4.6	70.3	720
	November	713	6.35	7.20	181.4	113.6	394	4.6	70.4	714
	December	685	5.60	6.75	181.4	112.9	395	4.5	70.5	714
2009	January	627	5.00	5.79	181.4	112.3	397	4.5	70.7	719
	February	627	5.00	5.79	181.4	113.0	397	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	397	4.9	70.8	735
	April	596	3.90	5.25	181.4	113.5	396	4.9	70.5	738
	May	596	3.90	5.25		114.2	395	4.8	70.2	745
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structuraly separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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